CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ARLINGTON, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO THE CITY OF ARLINGTON ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT TRACTS OF THE OPEN OF PROVATE ROAD), AND TRACT 995, 996 & 999 (STORM DETENTION / OPEN SPACE), WHICH SHALL REMAIN SPECIFICALLY AS PRIVATE TRACTS. ALL PROPERTY SHOWN ON THIS PLAT-AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE ARLINGTON CITY COUNCIL. IN THE PUBLIC INTEREST. I SHALL FURTHER UNDERTAKE TO DEFEND, PAY AND SAVE HARMLESS, ANY GOVERNMENTAL AUTHORITY INCLUDING THE CITY OF ARLINGTON WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

TRACT 997: (PRIVATE ROAD TRACT) IS HEREBY: GRANTED AND CONVEYED WITH AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST TO LOTS 59 \$ 60. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FORM EACH LOT.

TRACT 998 (PRIVATE ROAD TRACT) IS HEREBY GRANTED AND CONVEYED WITH AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST TO LOTS 23 THROUGH 26. THIS-TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FORM EACH LOT.

ALL MAINTENANCE OF THE PRIVATE ROAD TRACTS DESCRIBED BY THIS DECLARATION SHALL BE IN ACCORDANCE WITH THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED UNDER A.F.N. 200604191264.

TRACTS 995, 996 & 999 (STORM DETENTION / OPEN SPACE), ARE HEREBY CONVEYED WITH AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST TO EACH LOT WITHIN THIS PLAT AS SHOWN HEREON SUBJECT TO AN EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON FOR ACCESS RIGHTS FOR INSPECTION AND EMERGENCY REPAIRS. SAID INTEREST OF EACH LOT MAY BE GONVEYED TO AN ESTABLISHED HOMEOWNERS ASSOCIATION FORMED BY OWNERS OF SAID LOTS. LOT OWNERS OR ESTABLISHED HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND CARE-OF SAID STORM DETENTION / OPEN SPACE TRACTS IN ACCORDANCE WITH THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED UNDER A.F.N. 200604191264.

ATED THIS 26 DAY OF JAMARY 200

C. Kont dathami

JOHN LAKHANI QUILCEDA LAND GROUP, INC. A WASHINGTON CORPORATION

ACKNOWLEDGMENTS

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

DATED: 26th January, 2007.



NOTARY PUBLIC IN AND BOR THE STATE OF WASHINGTON

K.J. SUITER
(NOTARY NAME TO BE PRINTED)

RESIDING AT: SEDRO WOOLEY

- - - -

MY APPOINTMENT EXPIRES | 1-29-10

LAND SURVEYOR'S CERTIFICATE

THOMAS E. BARRY, PROFESSIONAL LAND URVEYOR

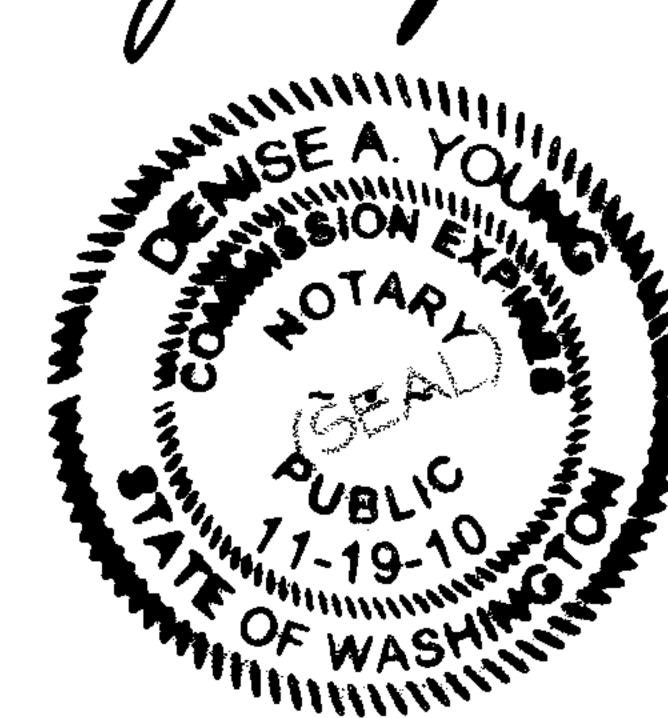
CERTIFICATE NO. 28067

STATE OF WASHINGTON

COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS E. BARRY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED_ JANUARY 26, 2007.



NOTARY PUBLIC IN AND FOR THE BYATE OF WASHINGTON

OF MY SE A. | QUAL(NOTARY NAME TO BE FAMILED)

RESIDING AT:

ONLINE TO BY

MY APPOINTMENT EXPIRES: 11.19.10

PLAT OF MAGNOLIA MEADOMS DIVISION I, PHASE 2

CITY OF ARLINGTON FILE NUMBER C-06-058-FP N.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 3IN., RGE. 5E., W.M. CITY OF ARLINGTON, WASHINGTON

CONDITIONS AND RESTRICTIONS

(1) NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE RE-DIVIDED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.

(II) PARK AND/OR SCHOOL IMPACT AND/OR MITIGATION FEES ARE REQUIRED TO BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT; AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

(III) ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER(S) OR THEIR SUCCESSOR(S) AND MUST BE REDUCED OR ELIMINATED AT THE REGUEST OF THE CITY OF ARLINGTON IF DEEMED NECESSARY FOR ROAD PURPOSES.

(iv) FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM ITS NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, OR PRIOR TO CONNECTING THE DRAINAGE SYSTEM REGUIRED AS PART OF ANY CONSTRUCTION OF SAID LOT TO THE EXISTING DRAINAGE SYSTEM, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON, FOR ANY ALTERATION OF, OR CONNECTION TO, THE EXISTING DRAINAGE SYSTEM. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

(v) THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED BY RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED, INCLUDING OVER FLIGHT ACTIVITIES AND "ACTIVITIES" CREATING NOISE IMPACTS ON THE PROPERTY.

(VI) "NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH THE USE OF TARLINGTON MUNICIPAL AIRPORT BY AIRCRAFT BY REASON OF ELECTRICAL, ELECTRONIC, OR SMOKE EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCES, OR ANY USE WHICH MAY ATTRACT BIRDS.

- (VII) ALL EXTERIOR LIGHTING, INCLUDING STREETLIGHTS, SHALL BE DOWN SHIELDED.

(VIII) IMPACT FEES FOR THE LAND USE PERMIT BASED ON I DWELLING UNIT FOR EACH OF THE PROPOSED 116 LOTS (PHASE I & PHASE 2) HAVE BEEN PAID TO THE CITY OF ARLINGTON AT TIME OF RECORDING OF THIS FINAL PLAT DOGUMENT.

(in) SUBJECT-TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, MAINTENANCE PROVISIONS, NOTES AND DEDICATIONS, AND OTHER MATTERS AS SET FORTH IN THE PLAT OF MAGNOLIA MEADOMS DIVISION I PHASE I RECORDED UNDER AUDITOR'S FILE NUMBER 200604195241:

(x) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LANS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RECORDED APRIL 19. 2006 UNDER RECORDING NUMBER 200604191264.

CRITICAL AREA PROTECTION EASEMENT (C.A.P.E.)

TRACTS 995 & 999, CRITICAL AREA PROTECTION EASEMENTS: THE EASEMENTS AFFECTING THESE OPEN SPACE TRACTS ARE INTENDED TO PROTECT - EXISTING TYPE 3 STREAM, EXISTING POND AND ITS ASSOCIATED WETLANDS, AND SHALL PRECLUDE; GRADING OR ANY RECONTOURING OF THE LAND; PLACEMENT OF STRUCTURES; WELLS, LEACH FIELDS, UTILITY LINES AND/OR EASEMENTS, AND ANY OTHER THING; VEHICLE ACTIVITY; GRAZING; DUMPING, AND THE ADDITION OR REMOVAL OF VEGETATION, EXCEPT THAT VEGETATION MAY BE SELECTIVELY REMOVED UPON WRITTEN ORDER OF THE CITY'S FIRE CHIEF FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED HAZARD; AND EXCEPT THAT UNDERGROUND UTILITY LINES MAY BE PLACED IN THE BUFFER AREAS IN LOCATIONS APPROVED BY THE CITY'S NATURAL RESOURCES MANAGER. IN ADDITION, STREAM RESTORATION ACTIVITIES MAY OCCUR PER A RESTORATION PLAN APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

SHEET INDEX

HEET I - CERTIFICATE OF OWNERSHIP & DEDICATIONS, ACKNOWLEDGMENTS, CONDITIONS & RESTRICTIONS, APPROVALS

SHEET 2 - BOUNDARY SOLUTION, LEGAL DESCRIPTION, EASEMENT PROVISIONS

SHEET 3 - PHASE I:

SHEET 4 - PHASE 1:, & PHASE 2: TRACT 995
SHEET 5 - PHASE 2: LOTS 19-36. 45-50, TRACT 998
SHEET 6 - PHASE 2: LOTS 37-45, TRACT 999

SHEET 7 - PHASE 2: LOTS 51-89, TRACTS 997 \$ 996

-26-07

SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THIS PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULL PAID AND DISCHARGED, INCLUDING 2002. TAXES

HOMISH COUNTY TREASURER

ON SEAL ON SEAL ON SHOWN SHOW

CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF ARLINGTON PLANNING JURISDICTION, ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

MANDER 03/05/

CERTIFICATE OF SUBDIVISION APPROYAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING MANAGER, SUBJECT TO ITS BEING RECORDED IN THE SNOHOMISH COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW.

COMMUNITY DEVELOPMENT DIRECTOR DATE

CERTIFICATE OF COUNCIL APPROVAL

I HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION ON ______

Margaret Laure 3-5-2007

MAYOR DATE

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THE _____ DAY OF _____, 200___.

FINANCE DIRECTORICITY TREASURER DATE

AUDITOR'S CERTIFICATE

- FILED FOR RECORD THIS OBY DAY OF MAR. 2001 AT THE REGUEST OF THOMAS E. BARRY, UNDER AUDITOR'S FILE NO. 2007 3065191 , RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

CARAYN DIE PENBROCK
COUNTY AUDITOR

ST DEPUTY

AFN 200703065191

REV 03 JSM 1/25/07

METRON
and ASSOCIATES INC.
URVEYS, MAPS, AND LAND U

LAND SURVEYS, MAPS, AND LAND USE PLANNING
307 N. OLYMPIC, SUITE 205
ARLINGTON, WASHINGTON 98223

ARLINGTON, WASHINGTON 98223
(360) 435-3777 FAX (360) 435-4822
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DATE: FEB 2006 BY: JSM SCALE: --PROJECT 02050 final ph2.dwq F.B. 5-31

CITY OF ARLINGTON FILE NO. C-06-058-FP

PLAT OF MAGNOLIA MEADOWS DIVISION I, PHASE 2

QUILCEDA LAND GROUP, INC.

A PORTION OF N.E. 1/4-OF THE S.E. 1/4, SECTION 23-

A PORTION OF N.E. 1/4-OF THE .S.E 1/4, SECTION 23-TOWNSHIP-31-NORTH, RANGE 5 EAST, W.M. SNOHOMISH COUNTY, WASHINGTON SHEET 1 OF 7

SHEETIC

